



## **SUPPLEMENTAL BOARD AGENDA**

---

Thursday, June 28, 2018

Board Room – 2nd Floor

---

***The Public Portion Of The Meeting Will Begin At 4:00 p.m.***

### **ROLL CALL**

*Commissioner Colbruno, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Cluver, 1st Vice President Butner and President Story.*

### **1. CLOSED SESSION (1:00 p.m.)**

*Closed Session discussions and materials may not be disclosed to a person not entitled to receive it, unless the Board authorizes disclosure of that confidential information.*

#### **1.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR - (Pursuant to California Government Code Section 54956.8)**

**Property:** One Market Street, Oakland, CA (Howard Terminal)

**Negotiating Parties:** Oakland Athletics and Port of Oakland

**Agency Negotiator:** Pamela Kershaw, Director of Commercial Real Estate

**Under Negotiation:** Price and Terms of Tenancy

**Property:** Approximately 2 acres of submerged land adjacent to a pier on real property commonly referred to as 1101 Embarcadero West, located adjacent to the southerly side of Embarcadero West Street and adjacent to the westerly boundary of Howard Terminal

**Negotiating Parties:** Schnitzer Steel Industries, Inc. and Port of Oakland

**Agency Negotiator:** John Driscoll, Director of Maritime

**Under Negotiation:** Price and Terms of Payment

**File ID:** [223-18]

#### **1.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of California Government Code Section 54956.9): Number of Matters 2**

**File ID:** [224-18]

**1.3 CONFERENCE WITH LABOR NEGOTIATORS** (Pursuant to California Government Code Section 54956.6):

- International Federation of Professional and Technical Engineers, Local 21; Service Employees International Union, Local 1021; Western Council of Engineers; International Brotherhood of Electrical Workers, Local 1245

**File ID:** [225-18]

**1.4 PUBLIC EMPLOYMENT -** (Pursuant to California Government Code Section 54957)

- Assistant Secretary of the Board
- Chief Auditor

**File ID:** [226-18]

**OPEN SESSION/ROLL CALL**

*Commissioner Colbruno, Commissioner Hamlin, Commissioner Martinez, Commissioner Yee, 2nd Vice-President Cluver, 1st Vice President Butner and President Story.*

**CLOSED SESSION REPORT**

*The Port Attorney or Board Secretary will report on any final actions taken in Closed Session.*

**2. CONSENT ITEMS**

*Action by the Board under "Consent Items" means that all matters listed below have been summarized and will be adopted by one motion and appropriate vote. Consent Items may be removed for further discussion by the Board at the request of any member of the Board.*

- 2.1 Resolution:** Authorizing the Executive Director to Enter Into a Memorandum of Understanding With the East Bay Municipal Utility District For the Provision of Fire Water and Domestic Water Service within the Seaport Area. **(Engineering)**

**File ID:** [\[212-18\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 2.1](#)

- 2.2 Building Permit:** for Southwest Airlines for Interior Tenant Improvements for Maintenance Support Space Expansion, 1 Airport Drive, Terminal 2 **(Engineering)**

**File ID:** [\[195-18\]](#)

**Attachments:** [Building Permit 5191](#)  
[Resolution Item 2.2](#)

- 2.3 Building Permit:** for CenterPoint for Site Clearing and Building Demolition at the vacant site, 1300 Maritime Street **(Engineering)**

**File ID:** [\[193-18\]](#)

**Attachments:** [Building Permit 5198](#)  
[Resolution Item 2.3](#)

- 2.4 Building Permit:** for SecurityPoint Media for Interior Tenant Improvements at the T2 Security Checkpoint, 1 Airport Drive, Terminal 2 **(Engineering)**

**File ID:** [\[219-18\]](#)

**Attachments:** [Building Permit 5201](#)  
[Resolution Item 2.4](#)

- 2.5 Ordinance 4480,** 2nd Reading of An Ordinance Approving Five Years Extensions Of Seventy Multiple Agreement With Airport Tenants And Service Providers Operating At Oakland International Airport.

**File ID:** [\[220-18\]](#)

**Attachments:** [Ordinance 4480](#)

- 2.6 Ordinance 4481,** 2nd Reading of An Ordinance Approving Lease Amendment No. 10 To The U.S. Government Lease For Real Property With The United States Of America, General Services Administration, On Behalf Of The Transportation Security Administration, Which Increases The Leased Office Space Used By The Transportation Security Administration At Oakland International Airport By 225 Square Feet At A Rental Rate Of \$5,666.17 Per Month Through September 30, 2021.

**File ID:** [\[221-18\]](#)

**Attachments:** [Ordinance 4481](#)

- 2.7 Ordinance 4482,** 2nd Reading of An Ordinance Approving And Authorizing The Executive Director To Execute A Second Agreement To Extend The Right-Of-Entry And Indemnity Agreement With ExxonMobil Oil Corporation To Undertake Certain Remedial Activities At Berths 23 And 24 Through June 30, 2023.

**File ID:** [\[222-18\]](#)

**Attachments:** [Ordinance 4482](#)

- 2.8 Minutes:** Approval of the Minutes of the Regular Meeting of May 24, 2018. **(Board)**

**File ID:** [\[211-18\]](#)

**Attachments:** [May 24, 2018 Draft Minutes](#)

### 3. MAJOR PROJECTS

*This segment of the meeting is reserved for action and discussions regarding the status of Major Projects and issues of special importance.*

### 4. BUDGET & FINANCE

*This segment of the meeting is reserved for action or discussion regarding the status of Budget and Finance issues.*

- 4.1 Resolution:** Approval of the Annual Operating and Capital Budgets for Fiscal Year Ending June 30, 2019. **(Finance & Admin)**

**File ID:** [\[069-18\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Attachment A](#)  
                          [Attachment B](#)  
                          [Resolution Item 4.1](#)

- 4.2 Resolution:** Authority to Place a Pollution Legal Liability Insurance Policy with Beazley Insurance for the Port of Oakland's Portion of the Former Oakland Army Base and Select Adjoining Areas, Arranged and Paid Through Alliant Insurance Services, in an Amount Not to Exceed \$250,000 for a 5-Year Term to Replace an Expiring Policy. **(Finance & Admin)**

**File ID:** [\[064-18\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Exhibit A](#)  
                          [Resolution Item 4.2](#)

- 4.3 Report:** Unaudited Financials for 10 months ended April 30, 2018. **(Finance & Admin)**

**File ID:** [\[072-18\]](#)

**Attachments:**    [Report](#)  
                          [Attachment](#)

### 5. STRATEGY & POLICY

*This segment of the meeting is reserved for action or discussion on Strategy and Policy Issues.*

### 6. REMAINING ACTION ITEMS

*Remaining Action Items are items not previously addressed in this Agenda that may require staff presentation and/or discussion and information prior to action by the Board.*

- 6.1 Ordinance:** Approval of Proposed Fiscal Year 2018-19 Airline Landing Fee Rates, Terminal Space Rental Rates, and Other Fees Generating \$100.0 Million in Revenue, and Amending Port Ordinance No. 4430 to Waive: (i) Landing Fees for Angel Flight Operations and (ii) Aircraft Parking Fees for Signatory Airlines. **(Aviation)**

**File ID:** [\[207-18\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.1](#)

- 6.2 Ordinance:** Authorize the Executive Director to Execute a Lease Amendment with GSC Logistics, Inc. to Extend the Term of the Lease Through June 30, 2023; Increase Rent Effective September 1, 2018; and Modify Various Other Terms, Resulting in Annual Rent Ranging From \$1.45 Million to \$1.68 Million; and Authorize Approximately \$85,000 of Operating Expense for Certain Deferred Maintenance **(Maritime)**

**File ID:** [\[208-18\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.2](#)

- 6.3 Ordinance:** Authorization to (1) Extend a Space Assignment Agreement with TraPac, LLC for Approximately Twenty-Four Acres, and (2) Extend a Temporary Rental Agreement with O.C. Jones and Sons, Inc., for Approximately Six Acres to support TraPac's Terminal Redevelopment, both Within the Outer Harbor Terminal, for up to an Additional Nine Months Beyond the Current Expiration of June 30, 2018, and Resulting in Minimum Net Revenue of \$788,000. **(Maritime)**

**File ID:** [\[210-18\]](#)

**Attachments:** [Agenda Report](#)  
[Ordinance Item 6.3](#)

- 6.4 Resolution:** Request Authorization for Executive Director to Execute Supplemental Agreement to Extend Existing Contract with ABC Security Service, Inc. up to One Year, Ending June 30, 2019, with a Not to Exceed Cost of \$220,000 **(SRD)**

**File ID:** [\[213-18\]](#)

**Attachments:** [Agenda Report](#)  
[Resolution Item 6.4](#)

- 6.5 Resolution:** Approve and Authorize the Executive Director to Enter into an Agreement with NetXperts Inc. to Provide Cisco Smart Net Maintenance and Support for Five Years in an Amount Not to Exceed \$448,003.25. **(Finance & Admin)**

**File ID:** [\[161-18\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Resolution Item 6.5](#)

- 6.6 Resolution:** Authorization to Establish Fiscal Year 2018-19 Outside Counsel and Consultant Retention Agreements with Selected Law Firms and Consultants and Related Actions. **(Port Attorney)**

**File ID:** [\[216-18\]](#)

**Attachments:**    [Agenda Report](#)  
                          [Attachment A](#)  
                          [Resolution Item 6.6](#)

## **7. UPDATES/ANNOUNCEMENTS**

*The President, Members of the Board and the Executive Director will report on noteworthy events occurring since the last Board Meeting.*

## **8. SCHEDULING**

*This segment of the meeting is reserved for scheduling items for future Agendas and/or scheduling Special Meetings*

## **OPEN FORUM**

*The Board will receive public comment on non-agenda items during this time. Please fill out a speaker card and present it to the Secretary of the Board.*

## **ADJOURNMENT**

*The next Regular Meeting of the Board will be held on July 12, 2018.*

## PUBLIC PARTICIPATION

### To Speak on an Agenda Item

You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary ***before the start of the meeting*** or immediately after conclusion of Closed Session. Cards received after the start of the meeting will be treated as a single request to speak in Open Forum. All speakers will be allotted a minimum of one minute.

### To Receive Agendas & Related Materials

Should you have questions or concerns regarding this Agenda, or wish to review any of the Agenda Related Materials, please contact the Board Secretary, Daria Edgerly, at: (510) 627-1337, or visit our web page at: [www.portoakland.com](http://www.portoakland.com)

To receive Port Agendas and Agenda Related Materials by email, please email your request to: [dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)

### Disability Related Modifications

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the meeting, may submit a written request, electronic request, or telephone request [via the California Relay Service (telephone) for the hearing impaired at (800) 735-2922], to the Secretary of the Board ***no later than five working days*** prior to the scheduled meeting date.

Daria Edgerly, Secretary of the Board  
530 Water Street, Oakland, CA 94607  
[dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)  
(510) 627-1337

### Language & Interpretive Services

As a grantee of federal aid grant funds from the US Department of Transportation, the Port is responsible for ensuring equal access to its programs, services, and benefits. To request bilingual interpreters or materials in alternate formats, please contact the Assistant Secretary of the Board no later than five working days prior to the scheduled meeting date.

Daria Edgerly, Secretary of the Board  
530 Water Street, Oakland, CA 94607  
[dedgerly@portoakland.com](mailto:dedgerly@portoakland.com)  
(510) 627-1337

## **Commissioners' Statement of Intention**

We are a governing Board whose authority lies with the entirety of the Board.

We govern in accordance with our fiduciary duty to the Port of Oakland.

We conduct ourselves with clarity and transparency, grounded in the principles of integrity, trust and respect.

We reach our decisions through candid, open and deliberative debate and hold both staff and ourselves accountable for implementing them.